



**CITY OF MANCHESTER
ZONING BOARD ADJUSTMENT
ONE CITY HALL PLAZA
MANCHESTER, NH 03101**

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August 6, 2004

MANCHESTER, NH ZONING BOARD OF ADJUSTMENT

Decisions from the August 5, 2004 Public Hearing and Business Meeting

1. Case #115-ZO-04 – Attorney Mark D. Morrisette (Agent), proposes to build a 20' x 26', 1-story addition and seeks a **variance** from Section 6.07 rear yard setback of the Z.O., as per plans submitted May 24, 2004 at **62 Marguerite St. - Granted**
2. Case #116-ZO-04 – Charles Robitaille (Owner) proposes to maintain 2' overhang and seeks an **Equitable Waiver of Dimensional Requirements** from Section 6.07 front yard setback of the Z.O., as per plans submitted June 25, 2004 at **30 James A. Pollock Dr. - Granted**
3. Case #117-ZO-04 – Attorney Bernard Campbell (Agent) proposes to build a 24' x 28', 2-story, single-family home with farmer's porch and parking and seeks a **variance** from Section 6.07 street yard setback, side yard setback, rear yard setback and floor area ratio and 10.09 (B) parking setbacks of the Z.O., as per plan submitted June 17, 2004 at **21 West Shore Ave. - Granted**
4. Case #118-ZO-04 – Attorney Richard Fradette (Agent) proposes to subdivide lot into two lots; on lot #10, maintain three-family home and remove garage; on Lot 10A, create a buildable lot and seeks a **variance** from Section 6.07 lot area and 10.09 (B) parking setbacks for Lot #10 of the Z.O., as per plans submitted June 18, 2004 at **577-581 So. Beech St. Granted**
5. Case #119-ZO-04 – Gregory Scarlett (Agent) proposes to maintain a three-family dwelling with detached garage and outside parking on a lot subject to consolidation with adjacent lot; also maintain two detached garages and build a two-family dwelling and seeks a **variance** from Sections 6.07 lot area, frontage, width, floor area ratio, 8.24 (A) (3) Accessory Structures, 10.03 (B) number of parking spaces, 10.09 (B) parking setbacks and 11.03 (D) 2 (D) non-conforming lots for Lot #35 and Section 8.24 (A) 3 Accessory Structures for Lots 27 & 28 of the Z.O., as per plans submitted June 10, 2004 at **1044 Hayward St. - Granted**

6. Case #120-ZO-04 – Jose Soto, Jr. (Owner) proposed to maintain a two-family dwelling where represented as a single family on previous zoning Case #273-ZO-03 and seeks a **variance** from Sections 5.10 (A) (5) two-family dwelling; 6.07 lot area, frontage, width and side yard setbacks of the Z.O., as per plans submitted June 14, 2004 at **300 Boynton St. Granted**
7. Case #121-ZO-04 – Christine Bradley (Owner) proposes to build an L-shaped open deck and maintain detached garage in side yard; also maintain front yard parking and seeks a **variance** from Section 6.07 side yard setbacks, 10.09 (B) parking setbacks and 8.24 (A) (2) Accessory Structures of the Z.O., as per plans submitted June 18, 2004 at **1654 Union St. Granted**
8. Case #122-ZO-04 – Richard Danais (Agent) proposes to occupy approximately 11,000 sq. ft. for a combined children's party center and gymnastics facility and seeks a **variance** from Sections 5.10 (H-4) (2) Amusement arcade (party center) and 10.03 (B) number of parking spaces of the Z.O., as per plans submitted June 15, 2004 at **491 E. Industrial Park Dr. Postponed until the September 2, 2004 Public Hearing.**
9. Case #123-ZO-04 – Attorney John G. Cronin (Agent) appeals the **Decision of the Planning Board**, pursuant to RSA 676: 5 III, in approving a Site Plan for St. Raphael's Social Club on June 10, 2004 that does not comply with the requirements of the Zoning Ordinance, per appeal filed on July 8, 2004 for the property located at **15 School St. - Denied**
10. Case #124-ZO-04 – Joseph Ciarla (Owner) proposes to convert existing carport into garage and seeks a **variance** from Section 6.07 street yard setback of the Z.O., as per plans submitted June 15, 2004 at **117 Claire St. - Granted**
11. Case #125-ZO-04 – Daniel Richards (Owner) proposes to build a 25'-6" x 32' 2nd floor addition and maintain above ground pool and seeks a **variance** from Section 6.07 side yard setback and 8.24 (A) (3) (2 counts) Accessory Structures of the Z.O., as per plans submitted June 24, 2004 at **883 Dix St. - Granted**
12. Case #126-ZO-04 – Charles Robitaille (Owner) proposes to maintain parking and shed and seeks a **variance** from Section 8.24 (A) (2) Accessory Structures and 10.09 (B) parking setbacks of the Z.O., as per plans submitted June 14, 2004 at **30 James Pollock Dr. - Granted**
13. Case #127-ZO-04 - Attorney James Normand (Agent) proposes to maintain cooler and entrance additions and seeks a **variance** from Section 10.09 (A) parking setbacks and 10.06 (A) parking layout and 14.02 (B) 3 Conditions & Stipulations of the Z.O., as per plans submitted July 9, 2004 at **700-720 Valley St. - Granted**
14. Case #128-ZO-04- Adam Steel (Owner) proposes to convert from a one-family to a two-family dwelling; also maintain deck and seeks a **variance** from Section 5.10 (A) 5 two-family dwelling, 6.07 (4 counts) minimum lot area, front, width, side yard setback and 10.09 (B) parking setbacks of the Z.O., as per plans submitted July 1, 2004

at **111 Garvin Ave - Granted**

15. Case #129-ZO-04- Kevin Jonas (Owner) proposes to convert from beauty salon to retail space for sports memorabilia and seeks a **variance** from Section 5.10 (F) 5 sale of general goods and 10.09 (B) parking setbacks of the Z.O., as per plans submitted July 2, 2004 at **262 Main St.** – Postponed until the September 2, 2004 Public Hearing
16. Case #130-ZO-04 – Theodore Lee, President, proposes to enclose 144 sq. ft of 2nd story porch on front of building, build a 324 sq. ft. concrete patio in rear of building and relocate canopy over new patio area at seeks a **variance** from Section 6.07 floor area ratio and 11.04 (F) expansion of non-conforming use, as per plans submitted June 30, 2004 at **700 Hanover St. - Granted**
17. Case #131-ZO-04 - Mark Moore (Agent) proposes to create new parking/display layout for existing auto sales and seeks a **variance** from Section 10.09 (A) parking setbacks of the Z.O., as per plans submitted June 23, 2004 at **485 Elm St.** – Case has be carried over to the September 2, 2004 Public Hearing.
18. Case #132-ZO-04 - Diana Moreau (Owner) proposes to maintain a 16' x 24' one-stall, 2-story garage with living space above and 8' x 10' utility room also maintain above ground pool and seeks a **variance** from Section 6.07 (2 counts) side setback and rear setback of the Z.O., as per plans submitted June 21, 2004 at **469 Brent St. - Denied**
19. Case #133-ZO-04 – Robert Sidway (Owner) proposes to build an 18' x 26' one-story addition on existing foundation, also maintain shed and seeks a **variance** from Section 6.07 street yard setback and 8.24 (A) 3 Accessory Structures of the Z.O., as per plans submitted July 6, 2004 at **70 Bernice Ave. - Granted**
20. Case #134-ZO-04 – Joseph Carreau (Owner) proposes to subdivide lot into two lots; at Lot 16A-1 create a buildable lot and at lot 16A-2 maintain a single-family home, relocate lot line between 16 A-2 and 17 A-1 and seeks a **variance** from Section 6.07 minimum lot area (Lot 16 –1), 6.07 (2 counts) lot width and side yard setback, 10.03 (B) number of parking spaces and 10.09 (B) parking setbacks for Lot 16 A –2 of the Z.O., as per plans submitted July 9, 2004 at **518-526 Riverdale Ave. - Granted**
21. Case #135-ZO-04 – David Lacroix (Owner) proposes to maintain a 12' x 12' deck and seeks a **variance** from Section 6.07 street yard setback of the Z.O., as per plans submitted July 9, 2004 at **177 Stark Way. - Granted**
22. Case #136-ZO-04 – **54-62 March Ave.** – Addressed at the Business Meeting.

23. Case #137-ZO-04 – Eric Thomas (Owner) proposes to build an attached 2-stall garage with living space above converting from a single-family dwelling to a two-family dwelling and maintain sheds in rear yard and seeks a **variance** from Section 6.07 side yard setback (2), lot coverage and floor area ratio and 8.24 (A) (3) of the Z.O., as per plans submitted July 16, 2004 at **75 Harrington Ave. - Granted**
24. Case #138-ZO-04 – Martin Jerkins (Agent) proposes to build a 4,200 sq. ft. addition to the University's International Center, a portion of which will be in Manchester and seeks a **Special Exception** from Section 11.04 (E) Use and subject to standards of 11.04 (G) of the Z.O., as per plans submitted July 19, 2004 at Southern NH University, **2500 River Rd. Granted**

BUSINESS MEETING

Request for Rehearings:

Case #103-ZO-04 – **165 Fairmount Ave.**, Appealed by Al Azzi (Agent) on July 29, 2004. **Request for Rehearing is denied.** Revised plot plan must be treated as a new case.

Case #104-ZO-04 – **77 Larchmont Rd.**, Appealed by Matt Kfoury (Abutter) on July 30, 2004 - **Denied**

Subsequent Application:

Case #136-ZO-04 – **54-62 March Ave.** (install 2' x 8' illuminated sign panel to existing 200 sq. ft. sign), Appealed by Don Reed, Barlo Signs. - **Granted**

Steven J. Freeman, Chairman

Anyone aggrieved by the decision of the Board may Request a Rehearing within 30 days of said decision.